

**COOKEVILLE CITY COUNCIL
REGULAR MEETING
JANUARY 16, 2014
5:30 P.M.**

The Council of the City of Cookeville met in regular session on Thursday, January 16, 2014, at 5:30 p.m., in the Municipal Building, 45 East Broad Street. Mayor Swallows called for a moment of silent prayer, and led the audience in the Pledge of Allegiance. Mayor Swallows then called the meeting to order and asked the Clerk to call the roll. Present and answering roll call were:

Mayor Matt Swallows
Vice-Mayor Larry Epps
Councilman Alma Anderson
Councilman Connie Albrecht
Councilman Jim Woodford

Also present: Jim Shipley, City Manager; Cathy McClain, City Clerk and Dan Rader, City Attorney.

**CONSIDER APPROVAL OF
AGENDA AS PRESENTED**

Councilman Anderson made a motion, seconded by Councilman Woodford, to approve the agenda as submitted. Upon call for a vote, the following voted aye:

Mayor Matt Swallows
Vice-Mayor Larry Epps
Councilman Alma Anderson
Councilman Connie Albrecht
Councilman Jim Woodford

The City Clerk announced that the motion carried.

OLD BUSINESS:

**CONSIDER APPROVAL OF
MINUTES OF COUNCIL
MEETING HELD ON
JANUARY 2, 2014**

Councilman Anderson made a motion to dispense with the reading of the minutes and approve said minutes as submitted. The motion was seconded by Councilman Woodford. Upon call for a vote, the following voted aye:

Mayor Matt Swallows
Vice-Mayor Larry Epps
Councilman Alma Anderson
Councilman Connie Albrecht
Councilman Jim Woodford

The City Clerk announced that the motion carried.

**CONSIDER ON SECOND AND
FINAL READING ORDINANCE
#O13-12-19, REZONING 440 EAST
BROAD STREET LOCATED IN
THE EAST BROAD-FREEZE
STREET HISTORIC OVERLAY
DISTRICT FROM RS10 (SINGLE-
FAMILY RESIDENTIAL) TO CL
(LOCAL COMMERCIAL)**

COOKEVILLE CITY COUNCIL
MINUTES
JANUARY 16, 2014

Councilman Anderson made a motion, seconded by Councilman Woodford, to approve on second and final reading Ordinance #O13-12-19. Upon call for a vote, the following voted aye:

Mayor Matt Swallows
Vice-Mayor Larry Epps
Councilman Alma Anderson
Councilman Connie Albrecht
Councilman Jim Woodford

The City Clerk announced that the motion carried.

NEW BUSINESS:

CONSIDER RESOLUTION
#R14-01-01, HONORING
SCOTT CHADWELL AT
HIS RETIREMENT

Mayor Swallows read Resolution #R14-01-01 & presented Scott a key to the City.

RESOLUTION

A RESOLUTION OF THE COUNCIL
OF THE CITY OF COOKEVILLE,
TENNESSEE, HONORING SCOTT
CHADWELL, PUTNAM COUNTY
EXTENSION DIRECTOR

RESOLUTION NO. R14-01-01
REQUESTED BY: CITY COUNCIL
PREPARED BY: JIM SHIPLEY
APPROVED AS TO FORM AND
CORRECTNESS:

(City Attorney)
ADOPTED:
MINUTE BOOK PAGE

WHEREAS, with a passion for agriculture and a desire to work in the community, Scott Chadwell embarked on a career of service to Putnam County with the local County Extension office on August 19, 1974; and

WHEREAS, over the years, through his love of agriculture, Scott has become a familiar face, helping hand and friend to many by providing guidance, advice and leadership to those in Putnam County and the Upper Cumberland; standing "on call" - many times receiving requests for help at home, keeping the same schedule as local farmers - early to rise and late to bed, always willing and eager to assist, Farm Bureau has "Charlie", Cookeville and Putnam County has "Scott"; and

WHEREAS, Scott has left a lasting impression on local youth, sharing a vision for success, "cultivating" an appreciation of agriculture, and mentoring thousands of students through the local 4-H Club programs, as well as playing an integral role in the development of local Wildlife Judging teams that have enjoyed championship wins at several regional, state and national levels; and

WHEREAS, it is not uncommon for former students to remind Scott of their past participation in 4-H by sharing their personal success stories and the positive influence he had on their lives; a testament to the impact he has made; and

WHEREAS, there are many success stories that Scott has been a part of, such as the initiation of our Farmer's Market, seeing it begin in a local church parking lot by his partnership with CityScape, working tirelessly to see the project come to fruition, and by continuing to be a valuable resource and colleague with the City of Cookeville for the Market's viability; and

WHEREAS, Scott was instrumental with the implementation of the Putnam County Master Gardeners club - which under his leadership won the Tennessee Master Gardener Search for Excellence State award three times in 2010, 2011, 2013; the Master Gardeners Club continues to share the fruits of their labor with beautiful flower gardens in many locations around Cookeville; and

WHEREAS, Scott has earned numerous awards and accolades, one of which being the prestigious Distinguished Agricultural Alumnus Award from the Agricultural Foundation for Tennessee Technological University and his portrait now hangs at the Hyder-Burks pavilion representing the honor, but Scott will humbly tell you that the greatest reward comes from helping his friends, neighbors, and the community he calls home; and

WHEREAS, Scott Chadwell will be retiring on January 31, 2014 and should do so with a sense of pride for a job well done, a difference made in many lives, and bestowing a passion for agriculture and sense of community to future generations, paving the way for future leaders and taking with him lifelong friendships; if you have a question for our "Charlie", you will still be able to find him continuing to work at the local stock barn during the feeder calf sale, as he's done once a month for many years.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF COOKEVILLE, TENNESSEE, that on behalf of the citizens of the City of Cookeville, sincere congratulations is hereby extended to Scott Chadwell for his achievements, and well wishes at his retirement.

NOW, THEREFORE, BE IT FURTHER RESOLVED that this resolution shall be duly recorded and filed in the City Clerk's office.

Adopted, this the 16th day of January, 2014.

Matt Swallows, Mayor

ATTEST:

Cathy McClain, City Clerk

**COOKEVILLE CITY COUNCIL
MINUTES
JANUARY 16, 2014**

Councilman Anderson made a motion, seconded by Councilman Woodford, to adopt Resolution #R14-01-01. Upon call for a vote, the following voted aye:

Mayor Matt Swallows
Vice-Mayor Larry Epps
Councilman Alma Anderson
Councilman Connie Albrecht
Councilman Jim Woodford

The City Clerk announced that the motion carried.

**CONSIDER APPOINTMENTS
TO THE COOKEVILLE
MUNICIPAL PLANNING
COMMISSION**

MEMORANDUM

TO: CITY COUNCIL MEMBERS
FROM: JAMES MILLS, PLANNING DIRECTOR
DATE: JANUARY 2, 2014
SUBJECT: PLANNING COMMISSION APPOINTMENTS

The terms of three City Council appointed members for service on the Cookeville Municipal Planning Commission expire January 2014. These members are Mr. Jim Stafne, Dr. Angelo Volpe, and Mr. Randy Dalton. Appointed members of the Planning Commission serve five year terms.

Mr. Stafne has indicated that he would like to continue to serve if reappointed. Mr. Stafne was appointed to the Planning Commission in 1998 and currently serves as Chairman. The Planning Department recommends for the reappointment of Mr. Stafne.

Dr. Volpe and Mr. Dalton have indicated that they no longer wish to serve. The Planning Department greatly appreciates their years of service. Dr. Volpe was appointed to the Planning Commission in 2003 and Mr. Dalton was appointed in 2008.

The Planning Department recommends for the appointment of Ms. Leslie Sullins to fill Dr. Volpe's position. To fill Mr. Dalton's position the Planning Department recommends for the appointment of Mr. David Webb. Mr. Webb currently serves as the Mayor's representative on the Planning Commission. Mayor Swallows has indicated that he intends to appoint Mr. Adam Ryan to replace Mr. Webb as his representative on the Planning Commission.

If you have any questions or need further information please contact me at your convenience.

Councilman Anderson made a motion, seconded by Councilman Woodford, to appoint the Planning Commission members as recommended. Upon call for a vote, the following voted aye:

Mayor Matt Swallows
Vice-Mayor Larry Epps
Councilman Alma Anderson
Councilman Connie Albrecht
Councilman Jim Woodford

The City Clerk announced that the motion carried.

**COOKEVILLE CITY COUNCIL
MINUTES
JANUARY 16, 2014**

**CONSIDER APPOINTMENTS
TO THE BOARD OF ZONING
APPEALS**

MEMORANDUM

TO: CITY COUNCIL MEMBERS
FROM: JAMES MILLS, PLANNING DIRECTOR
DATE: JANUARY 2, 2014
SUBJECT: BOARD OF ZONING APPEALS APPOINTMENTS

The terms of Sid Gilbreath and Tracy Cody as members of the Board of Zoning Appeals expire January 2014. Members of the Board of Zoning Appeals serve three-year terms and are appointed by the Council.

Mr. Gilbreath has been contacted and has agreed to continue to serve if reappointed by the City Council. Sid has been a member of the BZA since 1999 and currently serves as Vice-Chairman. The Planning Department recommends for his reappointment.

Mr. Cody has indicated that he does not wish to be reappointed. Tracy has served on the BZA since 2005. Councilman Woodford has nominated Mr. James Dial to replace Mr. Cody. The Planning Department recommends for the appointment of Mr. Dial.

If you have any questions or need further information please contact me at your convenience.

Councilman Anderson made a motion, seconded by Councilman Woodford, to appoint the Board of Zoning Appeals members as recommended. Upon call for a vote, the following voted aye:

Mayor Matt Swallows
Vice-Mayor Larry Epps
Councilman Alma Anderson
Councilman Connie Albrecht
Councilman Jim Woodford

The City Clerk announced that the motion carried.

**CONSIDER AUTHORIZING
THE CITY MANAGER TO
ENTER INTO CONTRACT
AMENDMENT #3 WITH
WISER CONSULTANTS
RELATIVE TO CROFT
AND ASSOCIATES ON
RIGHT-OF-WAY
ACQUISITION SERVICES
FOR BENNETT ROAD
EXTENSION PROJECT**

Melinda Keifer, Economic & Community Development Coordinator, presented the following:

COOKEVILLE CITY COUNCIL
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- Croft and Associates: appraisals, review appraisals and negotiations for 39 tracts

Croft & Associates	
Consultant Fee	\$ 25,000.00
Appraisals	\$130,500.00
Appraisal Reviews	\$ 72,150.00
Negotiations	\$107,250.00
Croft & Associates Subtotal	\$334,900.00
Clinton Engineering	
Staking of easements and ROW takes and preparation of sketch and legal descriptions	
	\$32,800.00
Wiser Consultants	
Project management, coordination, meeting participation and plans revisions.	
	\$19,700.00

TOTAL = \$387,400.00

Councilman Anderson made a motion, seconded by Councilman Woodford, to authorize the City Manager to enter into contract amendment #3 for the Bennett Road Extension Project as recommended. Upon call for a vote, the following voted aye:

Mayor Matt Swallows
Vice-Mayor Larry Epps
Councilman Alma Anderson
Councilman Connie Albrecht
Councilman Jim Woodford

The City Clerk announced that the motion carried.

**CONSIDER AUTHORIZING
THE CITY MANAGER TO
OBLIGATE THE CITY OF
COOKEVILLE’S FEDERAL
SURFACE TRANSPORTATION
FUNDS ALLOCATION (\$379,814)
FOR FISCAL YEAR 2014 TO THE
BENNETT ROAD PROJECT**

Councilman Anderson made a motion, seconded by Councilman Woodford, to authorize the City Manager to obligate the Federal Surface Transportation funds (\$379,814) for 2014 to the Bennett Road Project. Upon call for a vote, the following voted aye:

Mayor Matt Swallows
Vice-Mayor Larry Epps
Councilman Alma Anderson
Councilman Connie Albrecht
Councilman Jim Woodford

The City Clerk announced that the motion carried.

**CONSIDER AUTHORIZING
THE CITY MANAGER TO
ACQUIRE PROPERTY
BY NEGOTIATION OR
EMINENT DOMAIN
PURSUANT TO BENNETT
ROAD EXTENSION PROJECT**

**COOKEVILLE CITY COUNCIL
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Melinda Keifer, Economic & Community Development Coordinator, and Dan Rader, City Attorney, explained the process of acquiring property by following TDOT Guidelines/State Laws.

Councilman Anderson made a motion, seconded by Councilman Woodford, to authorize the City Manager to acquire property by negotiation or eminent domain for the Bennett Road Extension Project. Upon call for a vote, the following voted aye:

Mayor Matt Swallows
Vice-Mayor Larry Epps
Councilman Alma Anderson
Councilman Connie Albrecht
Councilman Jim Woodford

The City Clerk announced that the motion carried.

**CONSIDER RESOLUTION
#R14-01-02, EXPRESSING
INTENT TO REIMBURSE
EXPENDITURES OF
CERTAIN PUBLIC
WORKS PROJECTS
FROM PROCEEDS OF
NOTES, BONDS, OR
OTHER INDEBTEDNESS
TO BE ISSUED BY THE
CITY**

**Reimbursement Resolution
G.O. Bonds**

- Expresses Intent to Issue Bonds for Certain Public Works Projects not to exceed \$14,000,000
- Does NOT authorize any projects or bonds to be issued
- Projects Under Consideration:
 - Bennett Road North (ROW and Construction)
 - Police Station / City Hall
 - Falling Water River Bridge Replacement
- If projects are approved later and expenditures advanced from available cash reserves the city can reimburse the advanced funds from bond proceeds

Councilman Anderson made a motion, seconded by Councilman Woodford, to adopt Resolution #R14-01-02. Upon call for a vote, the following voted aye:

Mayor Matt Swallows
Vice-Mayor Larry Epps
Councilman Alma Anderson
Councilman Connie Albrecht
Councilman Jim Woodford

The City Clerk announced that the motion carried.

**COOKEVILLE CITY COUNCIL
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**CONSIDER APPROVAL OF
RETAIL DEVELOPMENT
SERVICES WITH RETAIL
STRATEGIES**

Melinda Keifer, Economic & Community Development Coordinator, reported the following:

Retail Development Services:

- ❖ Requests for Proposals sent to four southeast regional firms on October 16, 2013
- ❖ Three proposals were submitted on November 4, 2013
 - The Retail Coach – Tupelo, Mississippi
 - The Buxton Group – Fort Worth, Texas
 - Retail Strategies – Birmingham, Alabama
- ❖ Proposals were scored on the following items:
 - Specialized experience and technical competence of the firm.
 - Capacity of the firm to perform the scope of work, including any specialized services, and a description of how the firm would execute the project.
 - Past record or performance on contracts with the City of Cookeville, or other governmental agencies and private industry with respect to such factors as control of cost, quality of work, and the ability to meet schedules.
 - Familiarity with details of the scope of work and the specific retail challenges and assets of the City of Cookeville, Tennessee.
 - Location of firm's office that will administer project and a list of assigned staff.



Retail Strategies: 12-month contract = \$38,000

Deliverables to include (not limited to):

- ❖ Conduct Market Research (GAP analysis, customer Mosaic analysis, catalog vacant property maps and aerials of designated trade area)
- ❖ Develop Strategic Retail Recruitment Plan (multi-phase strategy, identification of retail prospects, market insight through market visits)
- ❖ Implementation of Retail Recruiting Plan (proactive recruitment of prospects, monitor retail trends, deal structuring and site planning, representation at ICSC regional and national conferences, monthly monitoring and updates to market research)

Councilman Anderson made a motion, seconded by Councilman Woodford, to approve the contract for retail development services with Retail Strategies as recommended. Upon call for a vote, the following voted aye:

Mayor Matt Swallows
Vice-Mayor Larry Epps
Councilman Alma Anderson
Councilman Connie Albrecht
Councilman Jim Woodford

The City Clerk announced that the motion carried.

**CONSIDER APPROVAL OF
DUMP TRUCK REPAIR/
WARRANTY – WATER
QUALITY CONTROL
DEPARTMENT**

COOKEVILLE CITY COUNCIL
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CITY OF COOKEVILLE
DEPARTMENT OF WATER QUALITY CONTROL
ENGINE REPLACEMENT 2000 CHEVY 7500 DUMP TRUCK

16-Jan-14
MARLIN HAGGARD
REPLACEMENT COST ESTIMATES

VENDORS	ESTIMATE	WARRANTY			
THOMPSON CAT	\$22,669.86	12 Months Unlimited			
(David Curley) 646-3201		Miles			
Cookeville, TN					
WALKER DIESEL SERVICE	\$16,937.00	2 Year Engine			
(Don Walker) 528-8555		1 Year Fuel System			
Cookeville, TN					

WE, THE UNDERSIGNED, DO HEREBY RECOMMEND THE ESTIMATE FROM WALKER DIESEL SERVICE, BE ACCEPTED, FOR THE FOLLOWING REASONS: BEST REPLACEMENT COST ESTIMATE and BEST WARRANTY.


RECOMMENDED
DEPARTMENT HEAD


APPROVAL
CITY MANAGER


BUDGET AVAILABILITY
FINANCE DIRECTOR

Councilman Anderson made a motion, seconded by Councilman Woodford, to approve the dump truck engine replacement & warranty as recommended. Upon call for a vote, the following voted aye:

Mayor Matt Swallows
Vice-Mayor Larry Epps
Councilman Alma Anderson
Councilman Connie Albrecht
Councilman Jim Woodford

The City Clerk announced that the motion carried.

CONSIDER AWARDING BID
FOR TRANSFORMERS -
ELECTRIC DEPARTMENT

CITY OF COOKEVILLE
ELECTRIC DEPT.
BID TABULATION SCHEDULE
BID NOTICE # 13121001

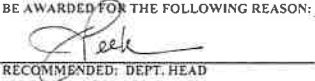
DATE OF BID OPENING: 1-7-2014
BIDS OPENED BY: Glenn Greenwood
BIDS WITNESSED BY: Mike McLatchy
DEPARTMENT: Electric

TIME: 2:00 PM CST

BIDDERS	QTY	75 Kva Con. Transformer	6 evaluated cost						
Deco		\$ 2,191.00							
		\$ 13,146.00	\$ 3,765.18						
Stuart Irby		\$ 1,903.00							
		\$ 11,418.00	\$ 3,420.52						
Border States		\$ 1,782.00							
		\$ 10,752.00	\$ 3,264.03						
HD Supply		No bid							
Power Supply		No bid							
Gresco		No bid							

WE, THE UNDERSIGNED DO HEREBY RECOMMEND THE BID FROM Border States

BE AWARDED FOR THE FOLLOWING REASON: low evaluated bid meeting specs.


RECOMMENDED: DEPT. HEAD


APPROVAL: CITY MANAGER

**COOKEVILLE CITY COUNCIL
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Councilman Anderson made a motion, seconded by Councilman Woodford, to approve the transformer bid as recommended. Upon call for a vote, the following voted aye:

Mayor Matt Swallows
Vice-Mayor Larry Epps
Councilman Alma Anderson
Councilman Connie Albrecht
Councilman Jim Woodford

The City Clerk announced that the motion carried.

HEARING FROM OFFICERS, COUNCILMEN AND CITY MANAGER:

**HOLD A PUBLIC HEARING ON THE
ANNUAL PROGRESS REPORT ON
THE PLAN OF SERVICES FOR THE
FOLLOWING ANNEXATION AREAS:
OLD SPARTA ROAD/HORACE LEWIS
ROAD; OLD BRIDGE ROAD/FALLING
WATER RIVER; BUCK MOUNTAIN
ROAD/DRY VALLEY ROAD; EAST
HIGHWAY 70N/INTERSTATE 40;
WEST COOKEVILLE/INTERSTATE
40; SHAG RAG ROAD; REBECCA
PLACE/BUNKER HILL ROAD;
BUNKER HILL ROAD/LOVELADY
ROAD; FREEHILL ROAD/NORTH
WASHINGTON AVENUE; SOUTH
WILLOW AVENUE; AND BENNETT
ROAD EXTENSION AREA**

**NOTICE OF PUBLIC HEARING
CITY OF COOKEVILLE
ANNUAL PROGRESS REPORTS
PLANS OF SERVICES FOR ANNEXATION AREAS**

Notice is hereby given that the Cookeville City Council will hold a Public Hearing at its meeting on Thursday, January 16, 2014 at 5:30 p.m. in the Council Room at City Hall. The purpose of this Hearing is to present Annual Progress Reports on the status of extending services to areas annexed by the City of Cookeville as specified in the Plans of Services for each of the areas. All interested citizens are invited to attend this Hearing. The Progress Reports for these annexation areas are as follows:

**ANNUAL PROGRESS REPORT
PLANS OF SERVICES**

Tennessee Code Annotated, Section 6-51-108 requires that annual reports be prepared and published on the progress of extending the services to annexed areas as specified in the Plans of Services. The areas annexed by the City of Cookeville requiring annual progress reports are as follows:

OLD SPARTA ROAD/HORACE LEWIS ROAD AREA, R00-02-06, effective June 15, 2000
OLD BRIDGE ROAD/FALLING WATER RIVER AREA, R00-03-10, effective June 15, 2000
BUCK MOUNTAIN ROAD/DRY VALLEY ROAD AREA, R00-03-11, effective July 19, 2000
EAST HIGHWAY 70N/INTERSTATE 40 AREA, R00-09-24, effective January 7, 2001
WEST COOKEVILLE/INTERSTATE 40 AREA, R02-06-11, effective August 8, 2002
SHAG RAG ROAD AREA, R06-02-01, effective March 18, 2006
REBECCA PLACE/BUNKER HILL ROAD AREA, R06-11-23, effective January 21, 2007
BUNKER HILL ROAD/LOVELADY ROAD AREA, R07-06-06, effective September 2, 2007
FREEHILL ROAD/NORTH WASHINGTON AVENUE AREA, R09-08-11, effective October 17, 2009
SOUTH WILLOW AVENUE AREA, R11-11-16, effective January 15, 2012
BENNETT ROAD EXTENSION AREA, R12-10-10, effective January 17, 2013

The Plans of Services for these areas each address the following services: police protection, fire protection, water service, sanitary sewer service, solid waste collection and disposal, street maintenance, street name signs, planning and zoning, inspection services, electrical service, street lighting, recreational facilities, and natural gas service. According to the Directors of the applicable City Departments, the following progress has been made toward extending the services specified in the Plans of Services for the above Annexation Areas:

OLD SPARTA ROAD/HORACE LEWIS ROAD AREA

All services have been provided to this area as specified in the Plan of Services with the exception of sanitary sewer service. The Plan of Services specifies that sanitary sewer is not anticipated until approximately 15 years after the effective date of annexation. An Engineering Design Contract has been signed to design the sanitary sewer improvements for this area.

OLD BRIDGE ROAD/FALLING WATER RIVER AREA

All services have been provided to this area as specified in the Plan of Services with the exception of sanitary sewer. The Plan of Services specifies that sanitary sewer will be provided based upon the same criteria, standards and policies used to determine the expansion of sanitary sewer service in the unserved portions of the present corporate limits. An Engineering Design Contract has been signed to design the sanitary sewer improvements for part of this area.

BUCK MOUNTAIN ROAD/DRY VALLEY ROAD AREA

All services have been provided to this area as specified in the Plan of Services with the exception of sanitary sewer and electric service. The Plan of Services specifies that sanitary sewer will be provided based upon the same criteria, standards and policies used to determine the expansion of sanitary sewer service in the unserved portions of the present corporate limits and that electric service will be provided within 3 years after the city acquires the service area. All but approximately 10 customers along Buck Mt. Road have been provided electric service.

EAST HIGHWAY 70N/INTERSTATE 40 AREA

All services have been provided to this area as specified in the Plan of Services with the exception of water service and sanitary sewer. The Plan of Services specifies that water service improvements will be completed within 15 years after the effective date of annexation and that sanitary sewer will be provided based upon the same criteria, standards and policies used to determine the expansion of sanitary sewer service in the unserved portions of the present corporate limits. One additional fire hydrant remains to be installed in the area. Two phases of public sewer installation have been completed serving approximately 165 parcels.

COOKEVILLE CITY COUNCIL MINUTES JANUARY 16, 2014

WEST COOKEVILLE/INTERSTATE 40 AREA

All services have been provided to this area as specified in the Plan of Services with the exception of water service, sanitary sewer, street lighting, electric service and natural gas. The Plan of Services specifies that water service will be provided within 5 years after the city acquires the service areas, that sanitary sewer will be provided based upon the same criteria, standards and policies used to determine the expansion of sanitary sewer service in the unserved portions of the present corporate limits, that street lighting and electric service will be provided within 1 year after the city acquires the service area, and that natural gas will be provided to the portion of the area north of Interstate 40 within 5 years after the effective date of annexation and to the portion south of Interstate 40 when the level of development economically justifies installation. Existing natural gas customers have had their rates reduced to the city rate. Electric service and street lighting have been provided to approximately 95 % of the area. The installation of water and sewer service in the Highlands Business Park was completed in 2013. An evaluation of the acquisition of the water service area was initiated in 2013

SHAG RAG ROAD AREA

All services have been provided to this area as specified in the Plan of Services with the exception of sanitary sewer. The Plan of Services specifies that sanitary sewer will be provided based upon the same criteria, standards and policies used to determine the expansion of sanitary sewer service in the unserved portions of the present corporate limits.

REBECCA PLACE/BUNKER HILL ROAD AREA

All services have been provided to this area as specified in the Plan of Services with the exception of sanitary sewer. The Plan of Services specifies that sanitary sewer will be provided within 20 years after the effective date of annexation.

BUNKER HILL ROAD/LOVELADY ROAD AREA

All services have been provided to this area as specified in the Plan of Services with the exception of sanitary sewer and natural gas. The Plan of Services specifies that sanitary sewer will be provided within 20 years after the effective date of annexation and that natural gas service will be provided based upon customer demand and when economically feasible. Natural gas has been provided to 14 customers.

FREE HILL ROAD/NORTH WASHINGTON AVENUE AREA

All services have been provided to this area as specified in the Plan of Services with the exception of sanitary sewer improvements. The Plan of Services specifies that sanitary sewer will be provided within 25 years after the effective date of annexation.

SOUTH WILLOW AVENUE AREA

All services have been provided to this area as specified in the Plan of Services with the exception of sanitary sewer service and street lights. The Plan of Services specifies that sanitary sewer will be provided based upon the same criteria, standards and policies used to determine the expansion of sanitary sewer service in the unserved portions of the present corporate limits. The Cookeville Electric Department has received approval from TDOT for the completion of the installation of street lighting, which is expected to be within two (2) months.

BENNETT ROAD EXTENSION AREA

All services have been provided to this area as specified in the Plan of Services with the exception of water service, sanitary sewer, street lighting, and natural gas. Water service rates for existing city customers have been reduced to the inside the city rate. Negotiations have been initiated with the Double Springs Utility District for acquisition of the service area. The Plan of Services specifies that sanitary sewer will be provided based upon the same criteria, standards and policies used to determine the expansion of sanitary sewer service in the unserved portions of the present corporate limits. Those property owners already provided natural gas service by the City of Cookeville have had their rates reduced to the city rate. Natural gas service has not yet been extended to an unserved area along Reeser Lane. The Plan of Services specifies that natural gas service will be provided to the unserved portions of Reeser Lane based upon customer demand and when economically feasible. The Plan of Services specifies that the City of Cookeville will pay the Upper Cumberland Electric Membership Cooperative for the provision of street lighting and will request that the coop provide it within one year after the effective date of annexation. To date 43 of the 106 planned lights have been installed and plans are currently being developed for the installation of the remaining lights.

James Mills
Planning Director

HEARING OF CITIZENS AND/OR DELEGATIONS:

Mrs. Dorothea Lafever, resident of 1274 Skyline Drive, stated her concern about the rock quarry operators working closer than 150' from the residents.

City Manager Jim Shipley stated that he & other city officials are scheduled to go to the quarry in the morning.

Mr. Mark Grimes, of Bennett Road, expressed his appreciation for a peaceful resolution of the city acquiring a 50/50 right-of-way shared with neighboring parcel pursuant to the Bennett Road Extension Project!

**COOKEVILLE CITY COUNCIL
MINUTES
JANUARY 16, 2014**

There being no further business to discuss, Councilman Woodford made a motion, seconded by Councilman Anderson, to adjourn the meeting at 6:32 p.m. Upon call for a vote, the following voted aye:

Mayor Matt Swallows
Vice-Mayor Larry Epps
Councilman Alma Anderson
Councilman Connie Albrecht
Councilman Jim Woodford

The City Clerk announced that the motion carried.

Matt Swallows, Mayor

ATTEST:

Cathy McClain, City Clerk